



14 Bainbridge Street
ST7 2FH
£260,000



A modern three bedroom semi-detached home built in 2021 on the highly sought-after Emberton Grange development close to Alsager town centre, which is beautifully presented throughout!

This stylish and immaculately presented property would make an ideal first time buy or family home, and is situated on one of Alsager's most popular developments, close to Alsager School and Alsager Sports hub, as well as the wealth of amenities within Alsager itself!

In brief the property comprises: An entrance hallway giving access to the downstairs WC and stairs to the first floor, lounge through to the well-proportioned kitchen/diner with space for the necessary appliances, with French doors leading out to the rear garden. Upstairs, there are three bedrooms and the family bathroom, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobe.

Off-road parking is provided via two allocated parking spaces to the front. The fully enclosed rear garden features paved patio and lawned areas with decorative borders, ideal for families with children and/or pets looking to make the most of the summer weather!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pike mere County Primary School and Alsager School.

A stunning family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Stairs to the first floor. Door into:-

Downstairs WC

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Single panel radiator.

Lounge

16'0" x 11'10"

Double panel radiator. Double glazed window to the front elevation. TV aerial and internet points.

Kitchen Diner

14'11" x 10'6"

Range of wall, base and drawer units with roll top work surface over incorporating a stainless steel single drainer sink unit with drainer. Integrated oven with gas hob with extractor canopy over. Space and plumbing for a washing machine. Space for a fridge freezer. Double glazed French doors to the rear garden. Understairs storage cupboard. Double panel radiator.

First Floor Landing

Doors to all rooms. Storage cupboard having shelving. Single panel radiator. Access to boarded loft.

Principal Bedroom

11'11" x 8'6"

Single panel radiator. Double glazed window to the front elevation. Fitted wardrobe with hanging rail and shelving. Door into:-

En-Suite

8'6" x 4'5"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a double shower cubicle with electric shower over. Single panel radiator. Double glazed frosted window to the side elevation.

Bedroom Two

10'2" x 8'6"

Single panel radiator. Double glazed window to the rear elevation.

Bedroom Three

8'9" x 6'3"

Single panel radiator. Double glazed window to the front elevation.

Family Bathroom

6'2" x 5'10"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with mixer tap. Double panel radiator. Double glazed frosted window to the rear elevation.



Externally

Two parking spaces to the front of the property. Paved pathway to the front door and leading down the side of the property to an access gate opening to the rear garden. External power points. Electric car charger. The rear is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. Paved patio area providing ample space for garden furniture and outside entertaining. Fenced boundaries.

NB: Tenure

We have been advised that the property tenure is *, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band

The council tax band for this property is

Alsager AML Disclosure

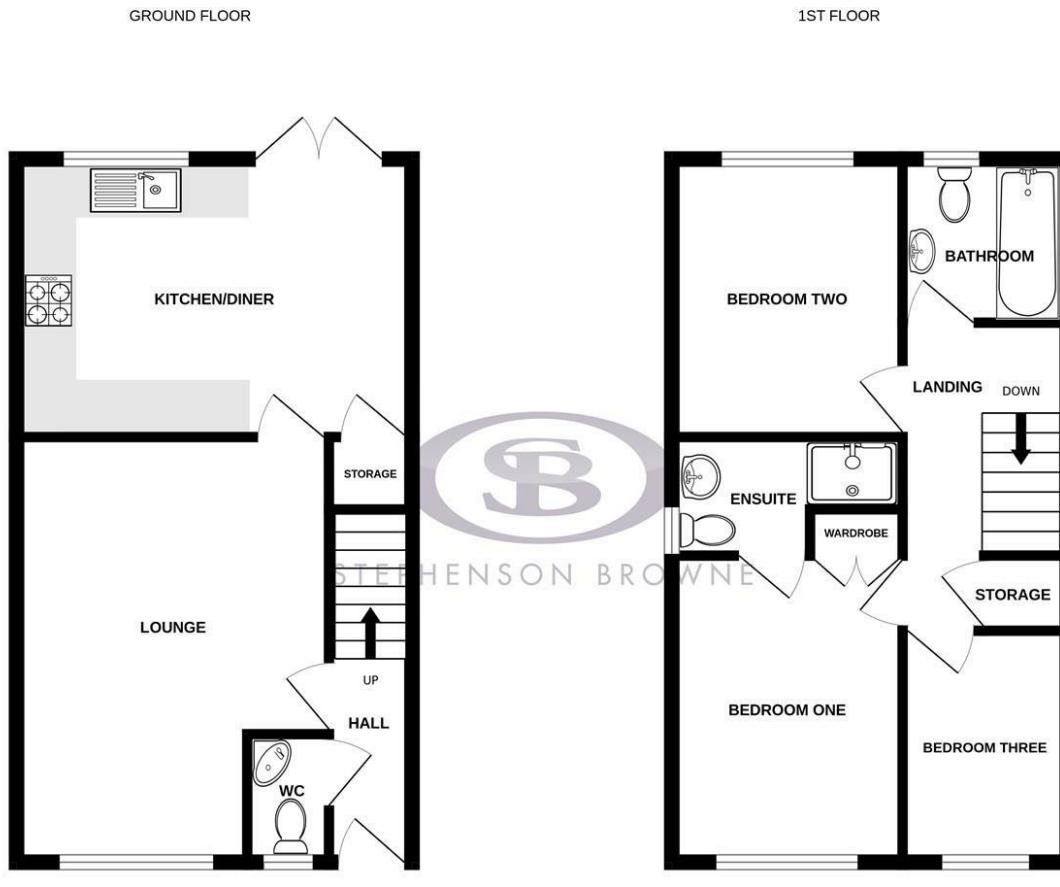
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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors are approximate and the vendor or lessor and their agents take no responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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